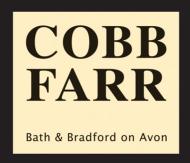
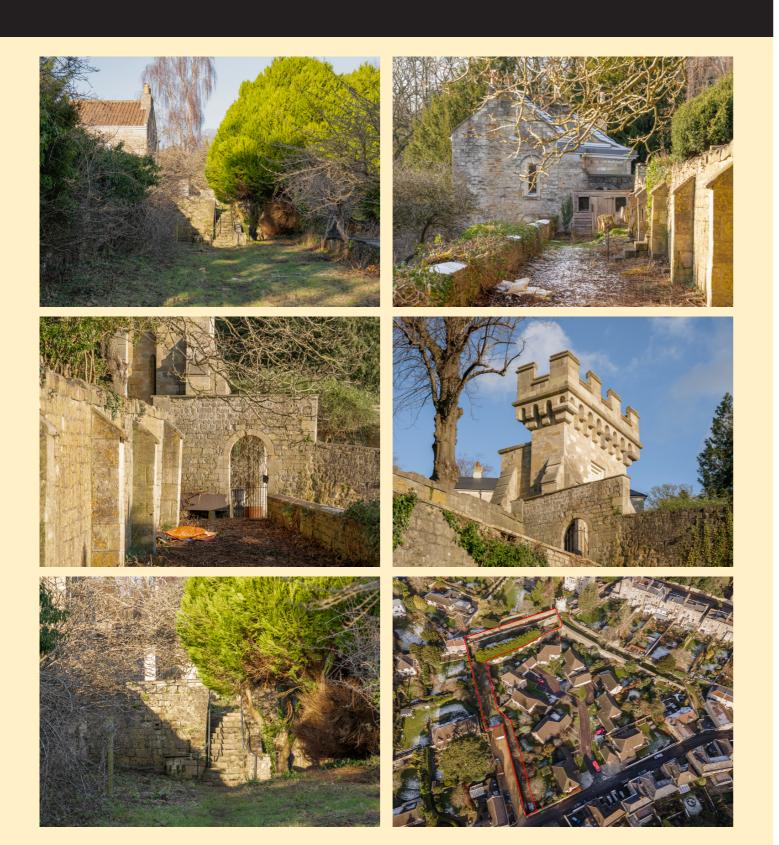
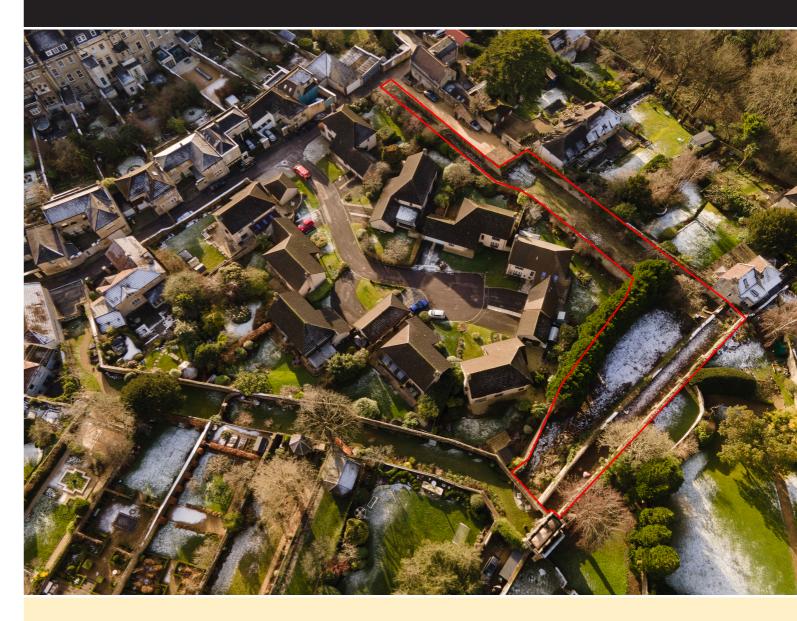
Bath Office 35 Brock Street, Bath BA1 2LN T: (+44 (0)1225 333332 E: bath@cobbfarr.com

Bradford on Avon Office 37 Market Street, Bradford on Avon BA15 1LJ T: (+44 (0)1225 866111 E: bradfordonavon@cobbfarr.com

cobbfarr.com







Land known as Beckford Gardens, Upper Lansdown Mews, Bath, BA1 5HF

A splendid, terraced garden located just North of Lansdown Crescent with an important historical connection to William Beckford.

Tenure: Freehold



Bath & Bradford on Avon

Residential Sales

Offers in Excess of £125,000

Situation

These beautiful gardens have a pedestrian access leading off Upper Lansdown Mews, a guiet backwater within a prime residential area of Bath.

The city centre of Bath is within a relatively short walk with a pathway leading off All Saints Road down to the local shops and amenities within St James's Square.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a worldfamous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

Description

Beckford Gardens is a relatively intact section of historic garden, terraces and walls that encircle what was William Beckford's nursery garden just North of his house on Lansdown Crescent. The terraces themselves were used by Beckford to access the Embattled Gateway, a castellated folly which served as the entry to Beckford created picturesque landscape.

The gardens themselves, comprise; two terraces with a pathway leading up from Upper Lansdown Mews. They provide a wonderful quiet setting and would offer a splendid extension to the gardens of anyone currently living in the vicinity.

Alternatively, subject to obtaining any necessary planning permission it would provide any ideal opportunity for the location of a home office or garden room.

The garden and the walls are listed and were built around 1825-1830 with the involvement of the architect Henry Edmund Goodridge. It is a relatively complete wall and terraced garden with the terraces to the North, East and West representing the first and only surviving evidence of Beckford's Rise, a well documented designed landscape.

Key Features

- Historic terraced gardens
- Attractive views from the upper terrace
- Partially enclosed by listed walls
- Originally part of William Beckford Embattled Gateway

Floor Plan



General Information

Tenure: TBC

Agents Note: There is an overage for any planning permission gained for residential development.

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:1000. Paper Size - A4